

MEMORANDUM

Agenda Item No. 11(A)(11)

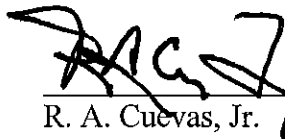
TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: May 5, 2015

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution declaring surplus two County-owned parcels located at 1410 Northwest 9th Avenue and 1459 Northwest 10th Avenue; waiving Administrative Order 8-4 as it relates to the recommendation of the Planning Advisory Board; authorizing the private sale of same to the University of Miami pursuant to Florida Statute 125.35(2) for fair market value as determined by the Property Appraiser

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Audrey M. Edmonson.



R. A. Cuevas, Jr.
County Attorney

RAC/smm




MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: May 5, 2015

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 11(A)(11)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(11)
5-5-15

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS TWO COUNTY-OWNED PARCELS LOCATED AT 1410 NORTHWEST 9TH AVENUE AND 1459 NORTHWEST 10TH AVENUE; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO THE RECOMMENDATION OF THE PLANNING ADVISORY BOARD; AUTHORIZING THE PRIVATE SALE OF SAME TO THE UNIVERSITY OF MIAMI PURSUANT TO FLORIDA STATUTE 125.35(2) FOR FAIR MARKET VALUE AS DETERMINED BY THE PROPERTY APPRAISER; AUTHORIZING THE COUNTY MAYOR OR DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING EXECUTION OF COUNTY DEEDS BY COMMISSION CHAIRPERSON OR VICE CHAIRPERSON FOR SUCH PURPOSE

WHEREAS, the County owns two parcels of vacant land, identified as follows: (1) a parcel located at 1410 Northwest 9th Avenue, and identified by folio number 01-3135-019-2760, as depicted in Exhibit A, attached hereto ("Parcel 1"); and, (2) the parcel located at 1459 Northwest 10th Avenue, and identified by folio number 01-3135-019-2841, as depicted in Exhibit B, attached hereto ("Parcel 2") (collectively, both parcels referred to as the "Parcels"); and

WHEREAS, pursuant to section 125.35(2) of the Florida Statutes, this Board finds that the Parcels are of insufficient size and shape to be issued a building permit for any type of development to be constructed on the Parcels; and

WHEREAS, the Parcels have been circulated to all County departments for possible use by the County, and it has been determined that the County has no need for the Parcels, which are therefore declared surplus property; and

WHEREAS, the County has previously conveyed two parcels adjacent to Parcel 1 to FDOT and MDX, respectively, for the proposed expansion of State Road 836; and

WHEREAS, MDX is responsible for the operation and maintenance of the State Road 836 corridor, pursuant to a transfer agreement with FDOT, and MDX has no further need for Parcel 1, as stated in Exhibit C, attached hereto; and

WHEREAS, the University of Miami ("UM") is the sole adjacent property owner with regard to the Parcels, and has expressed a desire to acquire the Parcels (Exhibit D, attached hereto); and

WHEREAS, due to size, shape, location, and value of the Parcels, this Board finds that the Parcels are of use only to UM, the sole adjacent property owner with regard to the Parcels; and

WHEREAS, UM is willing to pay fair market value for the Parcels, as determined by the Miami-Dade County Property Appraiser ("Property Appraiser"), which is \$48,078.00 for Parcel 1, and \$40,770.00 for Parcel 2; and

WHEREAS, UM wishes to acquire the Parcels for assembly with other UM-owned property in the area in furtherance of its educational purposes; and

WHEREAS, after following the procedure set forth in section 125.35(2), this Board wishes to effect the private sale of the Parcels to UM, for fair market value as determined by the Property Appraiser,

NOW, THEREFORE, BE IT RESOLVED THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board adopts the foregoing recitals, and:

Section 1. Declares surplus the Parcels, waives Administrative Order 8-4 as it relates to the recommendation of the Planning Advisory Board and, pursuant to section 125.35(2) of the Florida Statutes, authorizes the County Mayor or designee to sell the Parcels

125.35(2) of the Florida Statutes, authorizes the County Mayor or designee to sell the Parcels to UM for fair market value as determined by the Property Appraiser.

Section 2. Authorizes the County Mayor or designee to take all actions necessary to accomplish the sale of the Parcels to UM pursuant to section 125.35(2) of the Florida Statutes, and authorizes the execution of county deeds by the Chairperson or Vice Chairperson of this Board on behalf of the County for such purpose.

The Prime Sponsor of the foregoing resolution is Commissioner Audrey M. Edmonson.

It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of May, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA

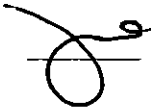
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Jorge Martinez-Esteve





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/31/2015

Property Information	
Folio:	01-3135-019-2760
Property Address:	1410 NW 9 AVE
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	1401 NW 7 ST MIAMI, FL 33125-3601
Primary Zone	9600 HOSPITALS
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,309 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$48,078	\$80,771	\$80,771
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$48,078	\$80,771	\$80,771
Assessed Value	\$48,078	\$80,771	\$80,771

Benefits Information				
Benefit	Type	2014	2013	2012
County	Exemption	\$48,078	\$80,771	\$80,771
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
HIGHLAND PARK PB 2-13	
LOTS 10 & 11 LESS BEG 11.87FTS OF	
NE COR LOT 10 SWLY140.82FT	
S23.13FT E125FT N88.04FT TO	
POB FOR E-W EXPY BLK 19	

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$48,078	\$80,771	\$80,771
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$48,078	\$80,771	\$80,771
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$48,078	\$80,771	\$80,771
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$48,078	\$80,771	\$80,771
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/31/2015

Property Information	
Folio:	01-3135-019-2841
Property Address:	1459 NW 10 AVE
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
Primary Zone	9600 HOSPITALS
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,077 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$40,770	\$68,494	\$68,494
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$40,770	\$68,494	\$68,494
Assessed Value	\$40,770	\$68,494	\$68,494

Benefits Information				
Benefit	Type	2014	2013	2012
County	Exemption	\$40,770	\$68,494	\$68,494
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
HIGHLAND PARK PB 2-13 P-43 AKA PORT LOT 19 BLK 19 FOR JACKSON HOSPITAL	

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$40,770	\$68,494	\$68,494
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$40,770	\$68,494	\$68,494
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$40,770	\$68,494	\$68,494
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$40,770	\$68,494	\$68,494
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:





MIAMI-DADE EXPRESSWAY AUTHORITY

3790 N.W. 21st Street t / 305-637-3277
Miami, Florida 33142 f / 305-637-3283

MARITZA GUTIERREZ

Chair

MAURICE A. FERRÉ

Vice-Chair

RICK J. RODRIGUEZ PIÑA

Treasurer

GUS PEGO, P.E.

FDOT District Six Secretary

JOSE "PEPE" CANCIO

ALFREDO L. GONZALEZ, ESQ.

ROBERT W. HOLLAND, ESQ.

LOUIS V. MARTÍNEZ, ESQ.

ARTHUR J. MEYER

SHELLY SMITH FANO

JAVIER L. VAZQUEZ, ESQ.

CLIFF B. WALTERS

LUZ WEINBERG

JAVIER RODRÍGUEZ, P.E.

Executive Director

MARIA LUISA NAVIA LOBO

Board Secretary

March 26, 2015

Jorge Martinez-Esteve
Assistant County Attorney
Miami-Dade County Attorney's Office
111 NW First Street, Suite 2810
Miami, Florida 33128

Re: MDX SR 836 and Lot at 1410 NW 9th Avenue
MDX Project Number 83611

Dear Mr. Martinez-Esteve:

Pursuant to your request, we have evaluated MDX's right of way (ROW) needs in the vicinity of the above noted parcel for MDX's planned 83611 project. Our records indicate that MDX and/or FDOT previously acquired portions of this parcel from Miami Dade County. These transactions are recorded in the following 2 records:

- 1) ORB 28160 Pgs 1477-1480 (2012) – Transfer between MDC and MDX
- 2) ORB 13496 Pg 2705 (1987) – Transfer between MDC and FDOT

It should be noted that FDOT's interest in the 1987 transaction was transferred to MDX by FDOT via a transfer agreement dated December 10, 1996. While MDX was granted the ability to improve, operate, maintain, and convey properties subject to the transfer agreement, FDOT remains the fee simple owner.

At this time MDX does not foresee a need for the acquisition of additional portions of this County parcel for the completion of the 83611 project. We understand you require this affirmation from us to carry out your proposed transaction on the balance of the parcel with the University of Miami.

Sincerely,

Juan Toledo, P.E.

Deputy Executive Director/Director of Engineering



To: Office of the Honorable
Audrey M. Edmonson

Miami-Dade County Commissioner District 3
5400 N.W. 22nd Avenue, Suite 701
Miami, Florida 33142

Subject: Letter of Conveyance

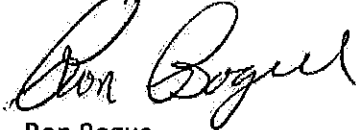
Dear Commissioner,

I am requesting your support for the University of Miami's request to Miami Dade County for conveyance of two parcels of vacant land identified in the Dade County records as follows:

- (1) Parcel located at 1410 Northwest 9th Avenue, and identified by folio number 01-3135-019-2760
- (2) Parcel located at 1459 Northwest 10th Avenue, and identified with folio number 01-3135-019-2841.

The University of Miami wishes to acquire the Parcels for assembly with other UM-owned property in the area in furtherance of its educational purposes.

Sincerely,



Ron Bogue
Asst. VP, Facilities & Operations

Miller School of Medicine